



# AUCTION

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**THURSDAY – AUGUST 3, 2023 – 12:00 PM**

## **Shackelford Estate Attention Investors!**

### **3-Bedroom Fixer Upper Raised Ranch W/ Attached Garage**

**STARK COUNTY – MASSILLON CITY – MASSILLON CSD**

Live Auction W/ Online Bidding Available

All sells to settle the estate on location:

**2318 Rhode Island Ave. SE, Massillon, OH 44646**

Directions: From Lincoln Way E take 22nd St. south to Rhode Island and east to auction.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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**REAL ESTATE:** Fixer upper raised ranch home. Home offers kitchen w/ dining area, living room, three bedrooms and full bath on main level. Full divided basement. Gas F/A furnace. One-car attached garage. All situated on a city lot w/ public utilities. Home is ready for renovations. Convenient location to high school and shopping. Home open auction day at 11:00 AM.

**TERMS ON REAL ESTATE:** 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

**Auction By Order Of:** David Kellerman, Executor of the James R. Shackelford Estate, Stark County Case #243988.



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